



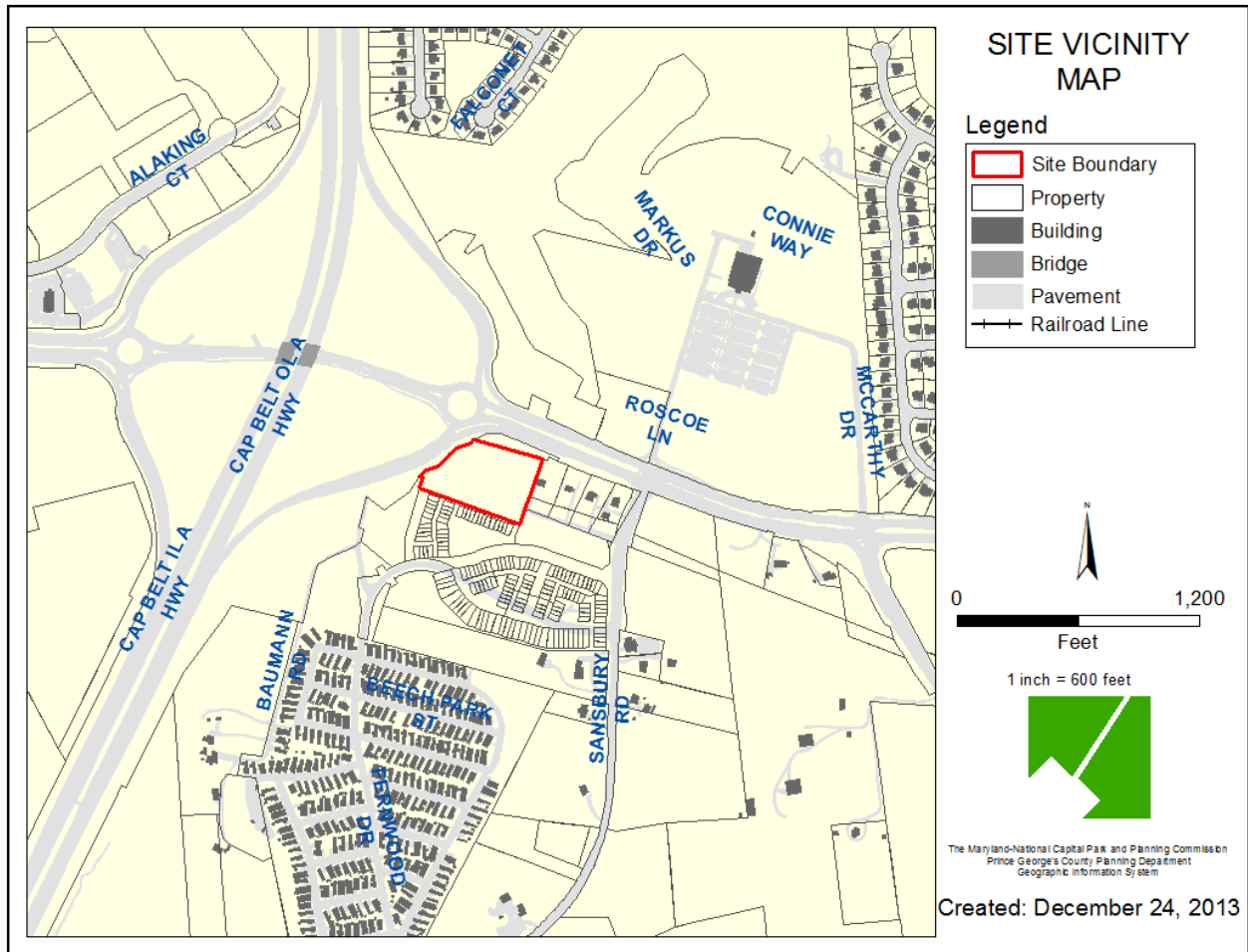
*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

## Preliminary Plan 4-13026

Application	General Data	
<b>Project Name:</b> Westphalia Row  <b>Location:</b> At the southeast corner of the intersection of Ritchie-Marlboro Road and the Capital Beltway (I-95/495).  <b>Applicant/Address:</b> Westphalia Row Partners, LLC 6110 Executive Boulevard, Suite 430 Rockville, MD 20852  <b>Agent:</b> Gutschick, Little, and Weber, PA 3909 National Drive, Suite 250 Burtonsville, MD 20866	Planning Board Hearing Date:	06/26/14
	Memorandum Date:	06/17/14
	Date Accepted:	04/01/14
	Planning Board Action Limit:	09/19/14
	Mandatory Action Timeframe:	140 days
	Plan Acreage:	3.53
	Zone:	M-X-T
	Gross Floor Area:	N/A
	Lots:	55
	Parcels:	02
	Planning Area:	78
	Tier:	Developing
	Council District:	06
	Election District	15
	Municipality:	N/A
	200-Scale Base Map:	203SE08

Purpose of Application	Notice Dates	
<b>REQUEST FOR CONTINUANCE</b> By letter dated June 13, 2014 (Clay to Hewlett), the applicant's representative requests a continuance of the Planning Board hearing date from June 26, 2014 to July 17, 2014, to address outstanding issues related to landscaping, and the road and lot layout.	Informational Mailing	01/27/13
	Acceptance Mailing:	03/21/14
	Sign Posting Deadline:	05/06/14

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> William Mayah <b>Phone Number:</b> 301-952-3554 <b>E-mail:</b> William.Mayah@ppd.mncppc.org	
<b>APPROVAL OF CONTINUANCE</b>	<b>APPROVAL WITH CONDITIONS</b>	<b>DISAPPROVAL</b>	<b>DISCUSSION</b>
X			



June 17, 2014

**MEMORANDUM**

TO: The Prince George's County Planning Board

VIA: Whitney Chellis, Supervisor, Subdivision Review Section, Development Review Division

FROM: William Mayah, Planner, Subdivision Review Section, Development Review Division

SUBJECT: Preliminary Plan of Subdivision 4-13026  
Westphalia Row

The applicant requests a continuance of Preliminary Plan of Subdivision 4-13026, Westphalia Row, which is scheduled for the Planning Board hearing date of June 26, 2014. In a letter dated June 12, 2014 (Clay to Hewlett), the applicant's representative has requested a continuance to address outstanding issues regarding landscaping, and the road and lot layout.

At the Planning Board hearing on June 26, 2014, the applicant will request a continuance to July 17, 2014. If granted, additional posting will not be required. The public hearing notice signs for this application were posted on the subject site on May 5, 2014.

**RECOMMENDATION**

Staff recommends the approval of a continuance to July 17, 2014.